



PROPOSED TOWNHOUSES , MANYANI ROAD CLOSE, LAVINGTON

Submission 03

The Brief

Design of **6 FIVE BEDROOM TOWNHOUSES + 2SQs each** in Lavington with the following facilities: -

GROUND FLOOR

- Entry porch
- Mud room
- 2 car open garage
- Visitors toilet
- Office/Guest bedroom
- Sunken Lounge
- Dining
- Closed kitchen with island and pantry
- Laundry
- 2 room SQs with shared bathroom
- Staircase

FIRST FLOOR

- Family /TV room
- Guest bedroom, ensuite
- 2 bedrooms, ensuite (with study desk)

SECOND FLOOR

- Master bedroom with walk in closet and free standing bathtub
- Private office
- Bedroom

Notes:

- Modern design with large windows, and a flat roof
- Flat roof to have access
- The house to use solar power as primary power source, and Kenya Power as back up
- The gate house to have a sentry, a toilet and meeting place
- Solar inverter and batteries space

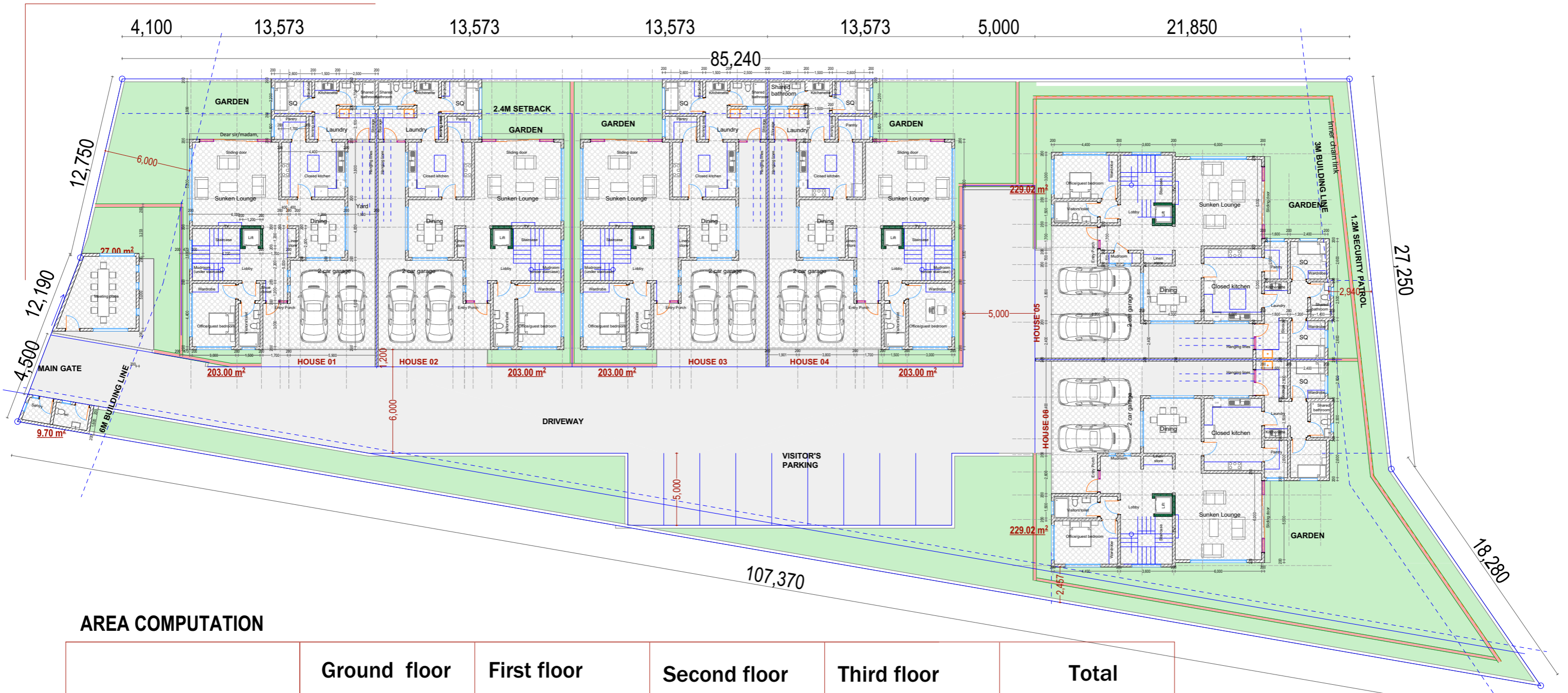
CHANGES TO THE ORIGINAL BRIEF

1. House 1, 2, 3 and 6
 - Ground floor to have guest bedroom and just one SQ
 - First floor to have 3 bedrooms only, all ensuite
 - Second floor to have master bedroom and family room
2. House 4 and 5
 - Ground floor to have guest bedroom and just one SQ
 - First floor to have master bedroom and family room
 - Second floor to have 3 bedrooms only, all ensuite
3. General comments all houses
 - No balconies except master bedroom and family room
 - Sitting room to be 6m by 6m
 - Dining to be 3.2 by 4m
 - Each of the Bedrooms to be 4m by 4.6 (with wardrobes included so clear bed space is 4 by 4m)
 - Kitchen to be 4 by 5m with island
 - Family room about 4 by 5
 - Master bedroom bigger
4. Then house 5 and 6
 - These can be slightly different because they have more space to the sides
 - To have sauna in the master bathroom
 - And a mud room
 - And to have 2 sqs
 - These can be an extra 20 to 30 sq metres



The Site Plan

Scale 1:200

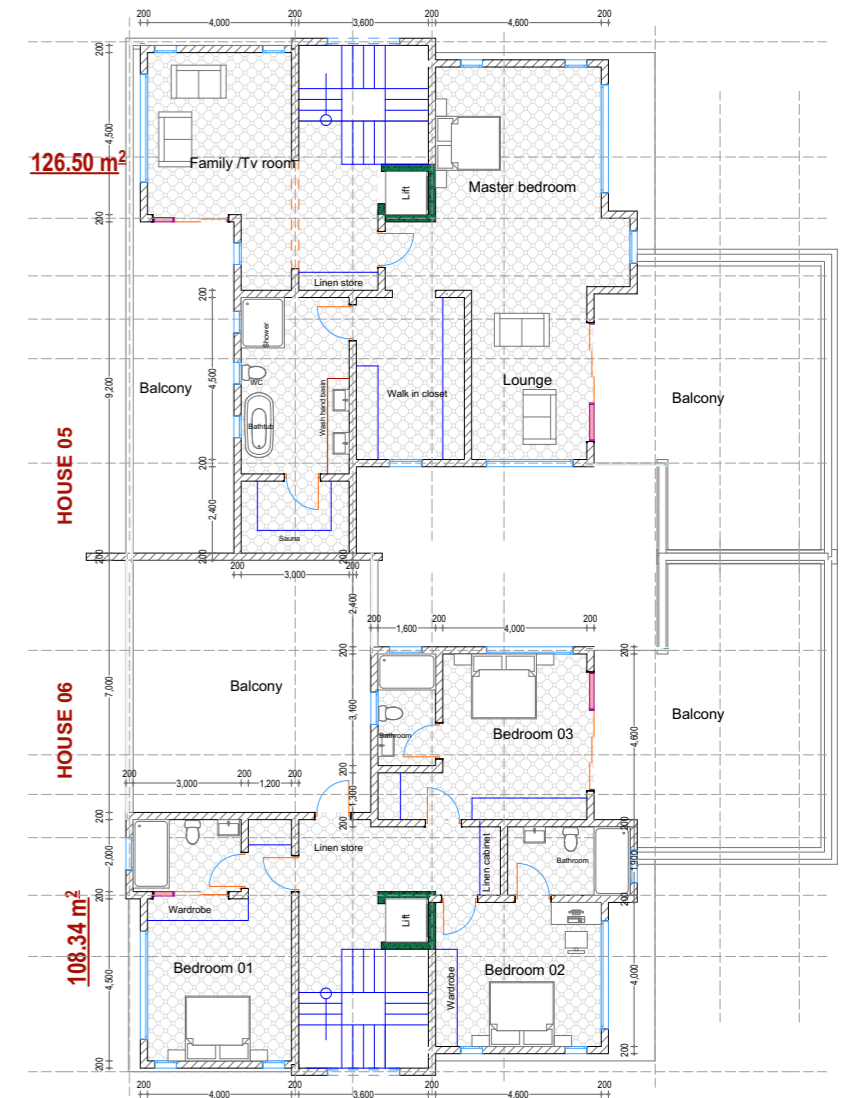
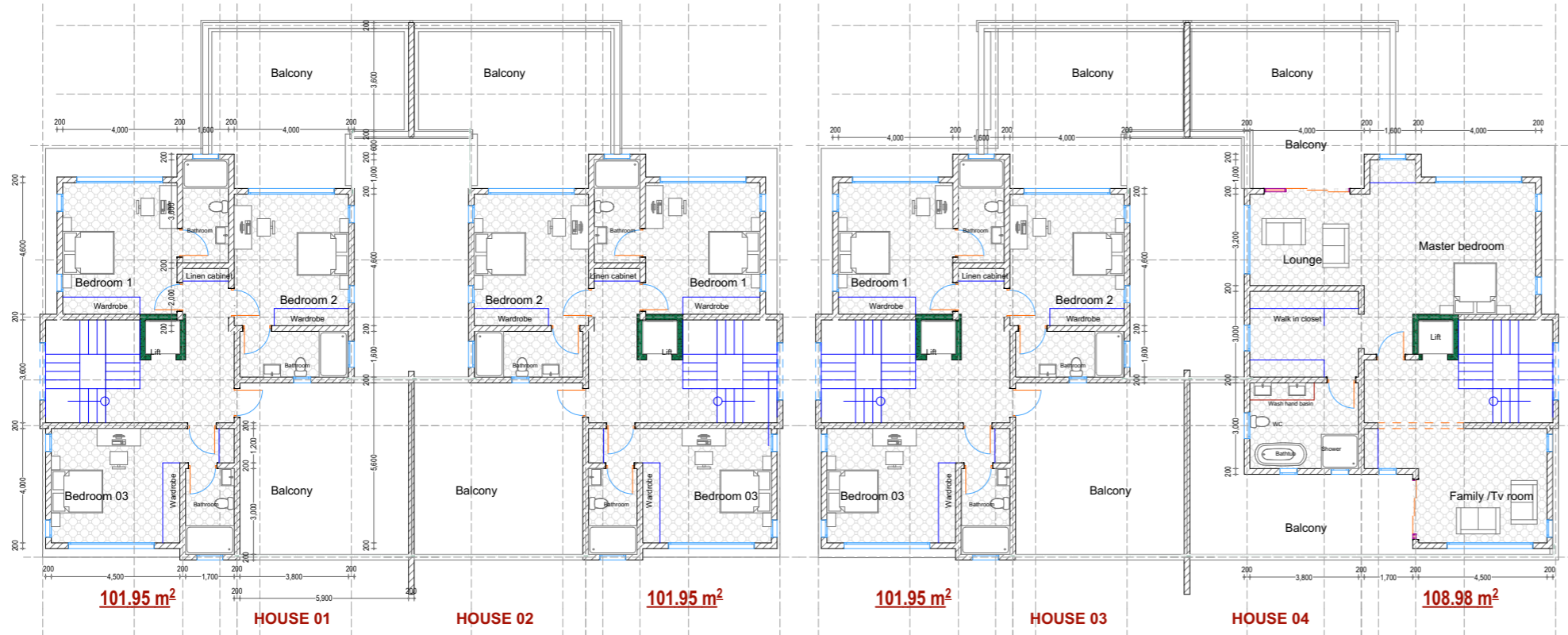


AREA COMPUTATION

	Ground floor	First floor	Second floor	Third floor	Total
HOUSE 01	203 sqm	102 sqm	109 sqm	4 sqm	418 sqm
HOUSE 02	203 sqm	102 sqm	109 sqm	4 sqm	418 sqm
HOUSE 03	203 sqm	102 sqm	109 sqm	4 sqm	418 sqm
HOUSE 04	203 sqm	109 sqm	102 sqm	4 sqm	418 sqm
HOUSE 05	229 sqm	126 sqm	108 sqm	4 sqm	467 sqm
HOUSE 06	229 sqm	108 sqm	126 sqm	4 sqm	467 sqm

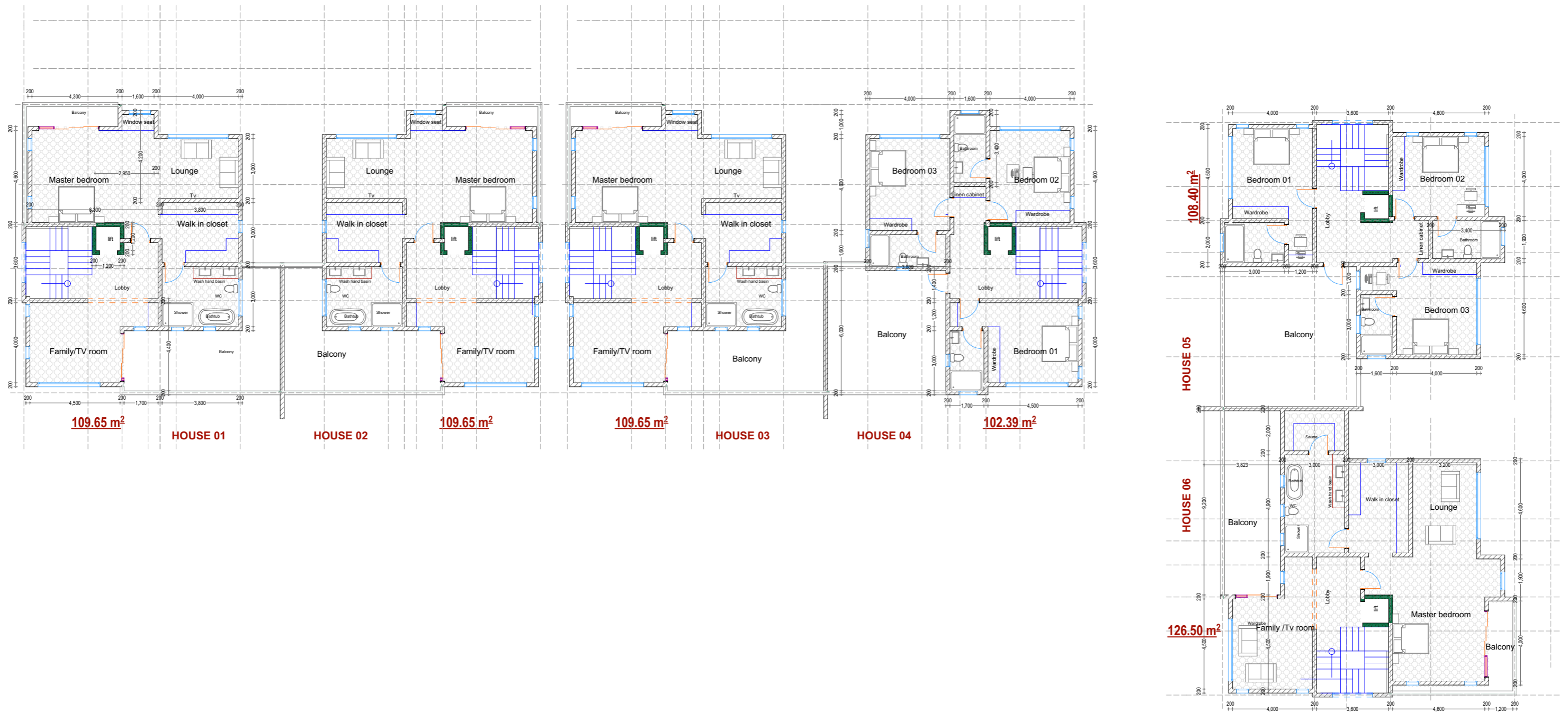
First floor Plan

Scale 1:200



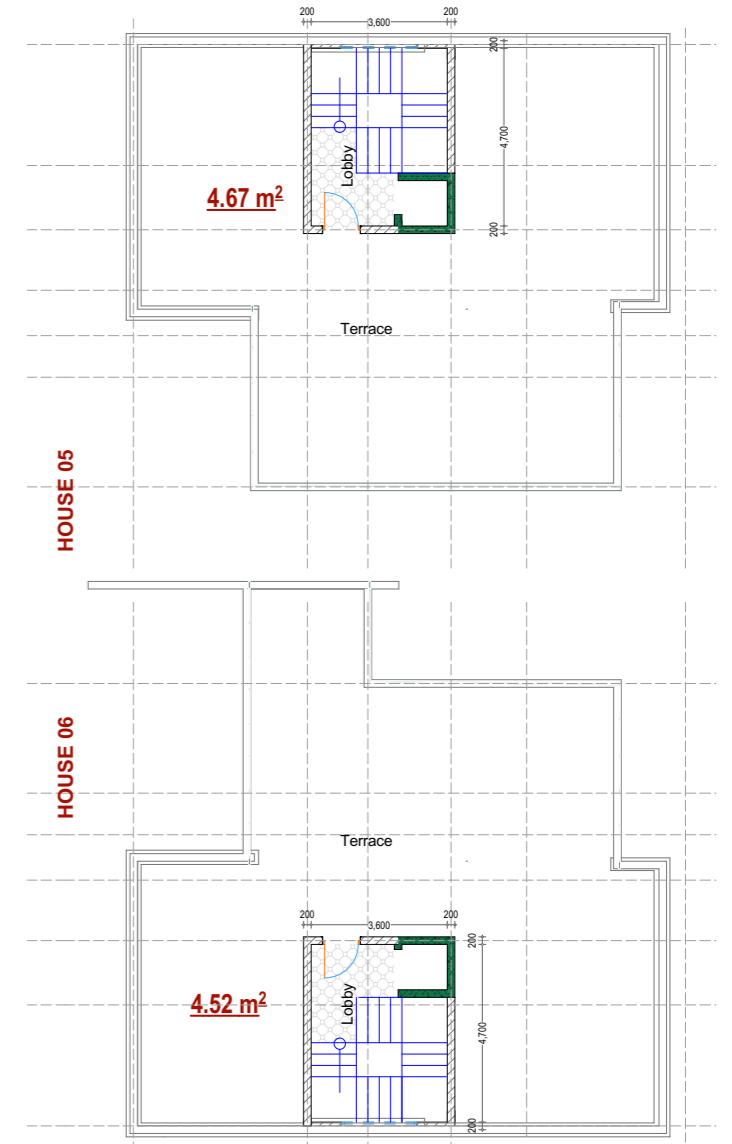
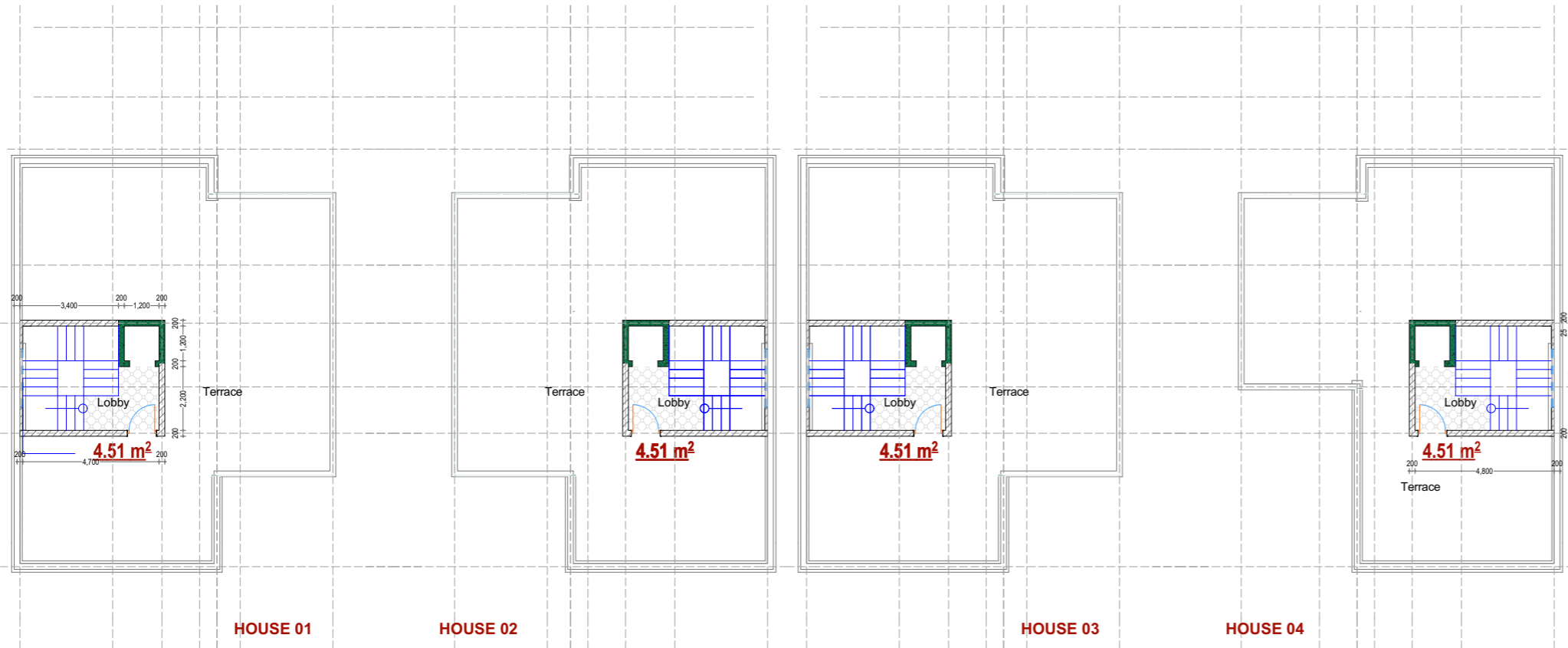
Second floor Plan

Scale 1:200



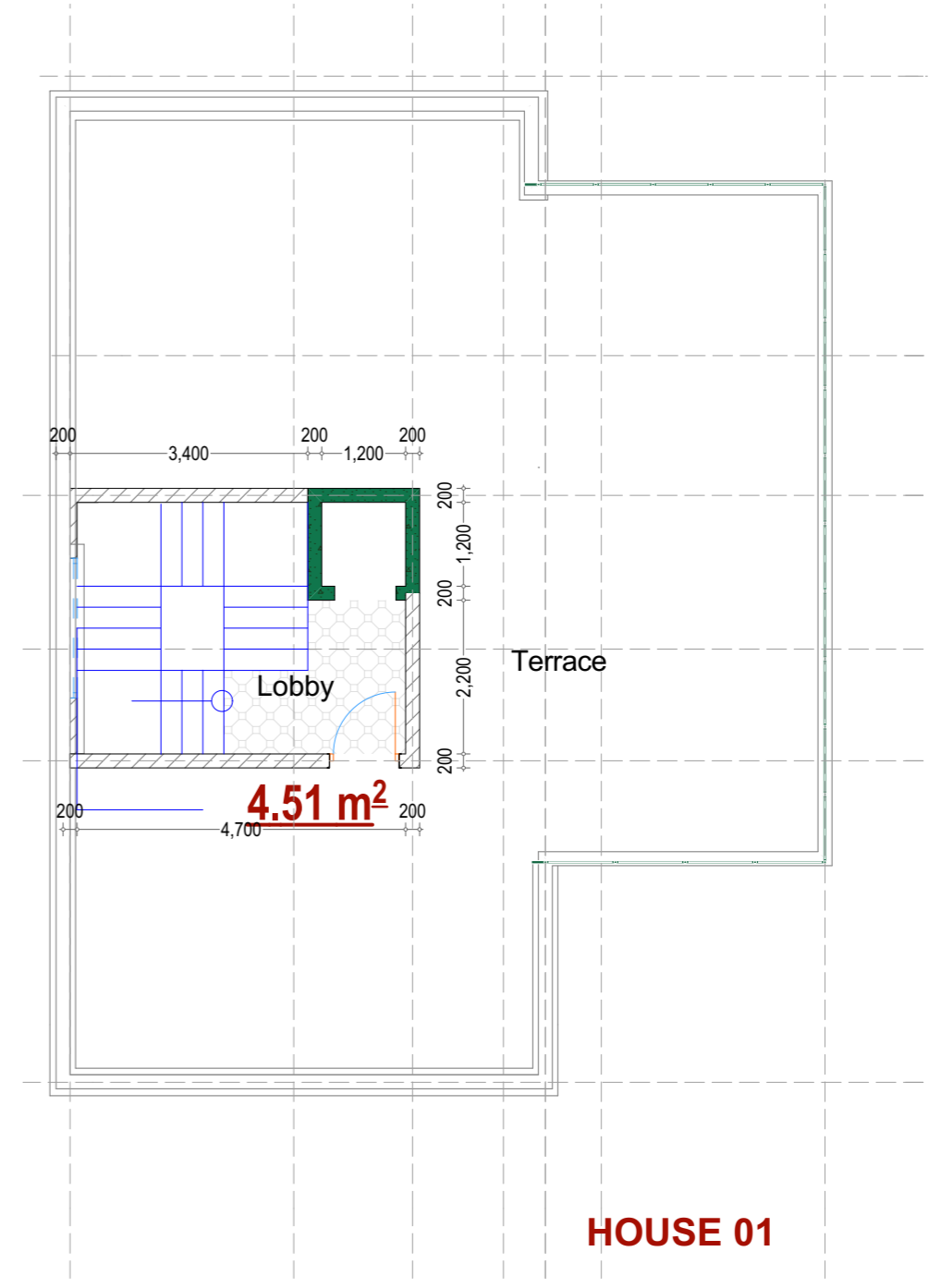
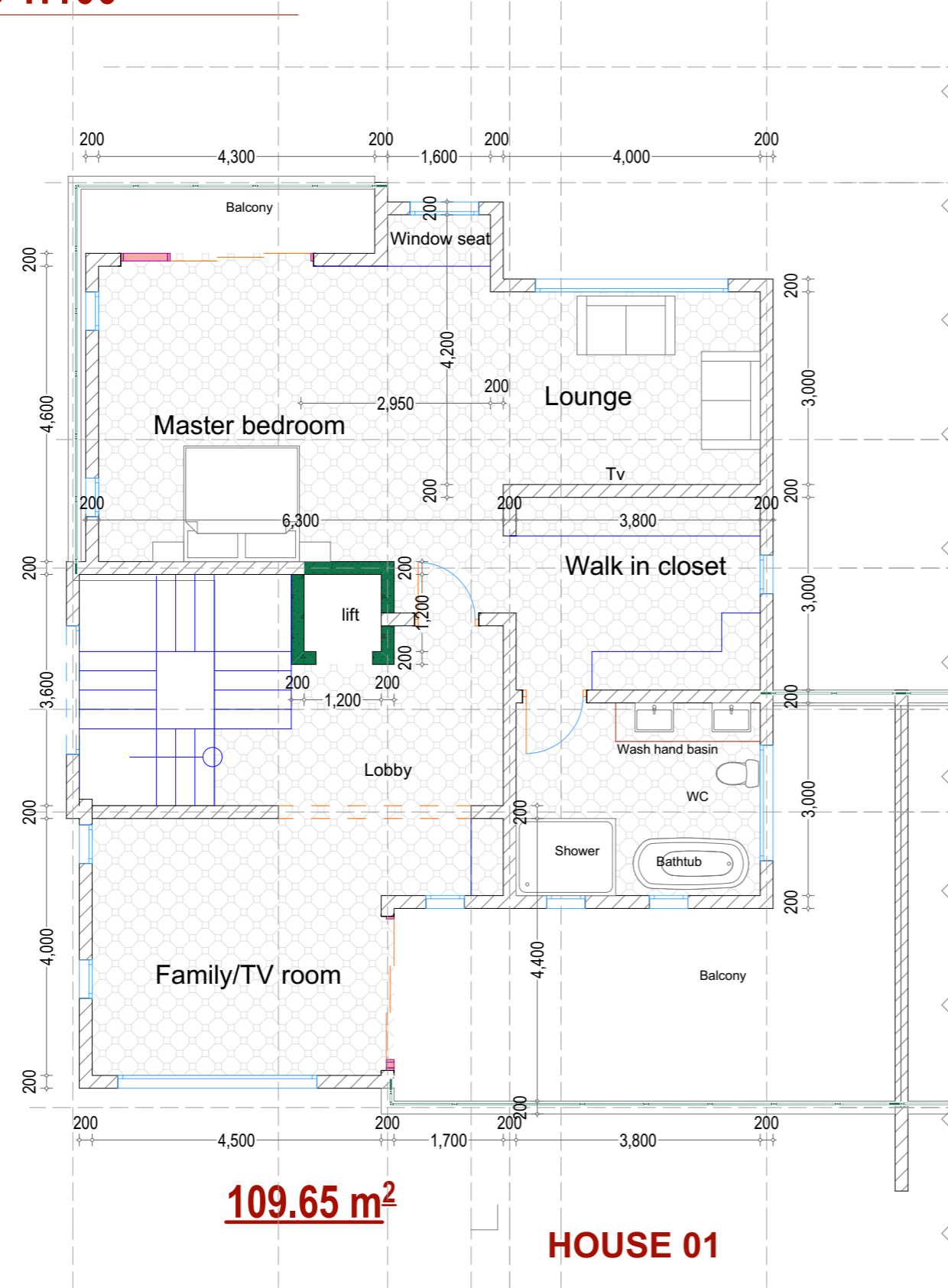
Roof terrace floor Plan

Scale 1:200



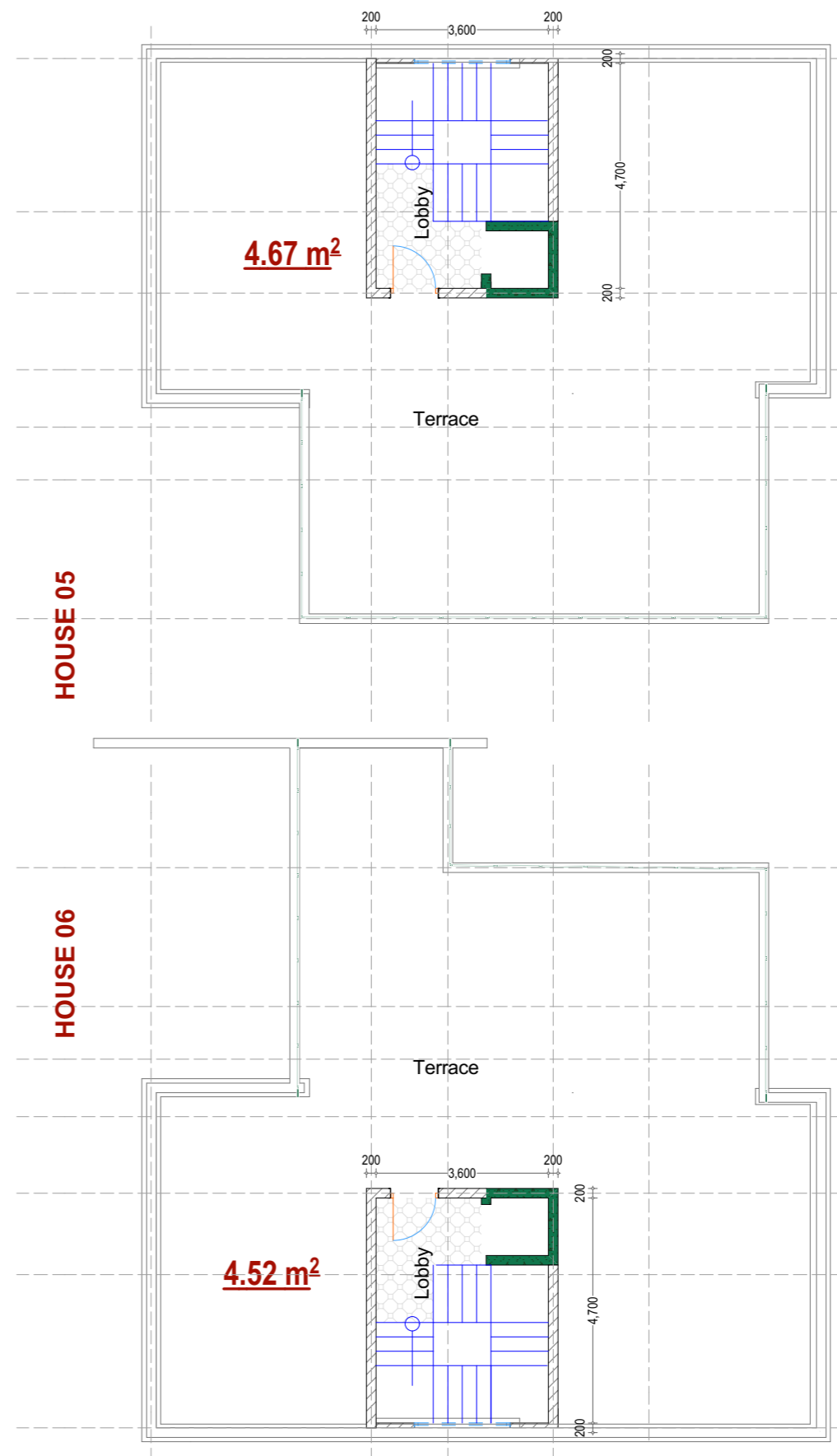
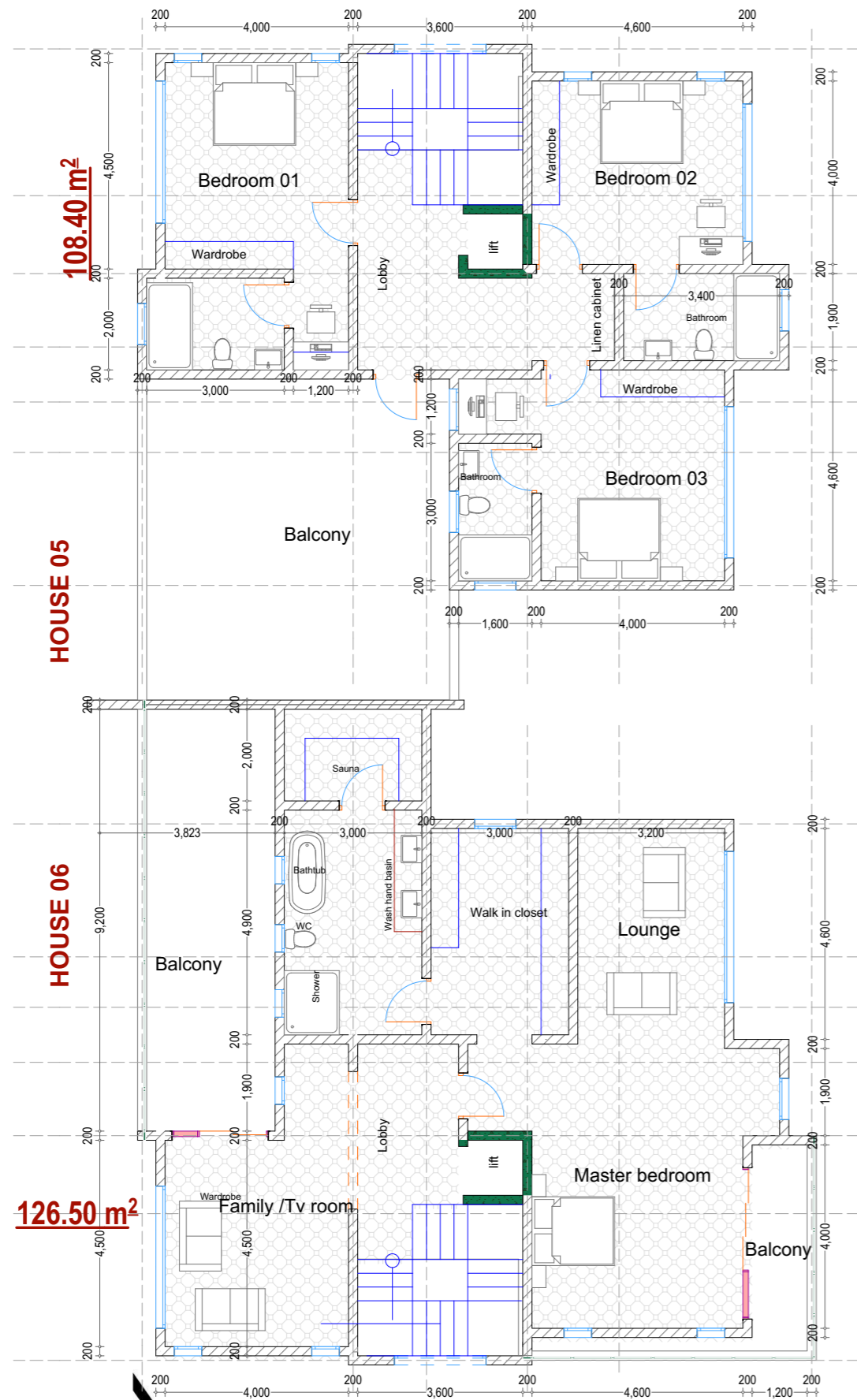
The Second and roof terrace floor plan- House 1 , 2 and 3

Scale 1:100



The Second and roof terrace floor plan- House 5 and 6

Scale 1:100



Front aerial view



ARCH. MUTUA URBANOS 0722930505



INVEST LTD: Architects and Project Managers

PROPOSED TOWNHOUSE , MANYANI ROAD CLOSE

02nd Dec 2022

Designed & Checked by

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Front side view



INVEX LTD: Architects and Project Managers

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House 5 & 6 side view



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House 1,2,3 & 4 side view



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Gate house side view



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Main road side view



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House 2 & 3 rear view



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House 3 ,4 & 5 rear view



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House 5 rear view



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Rear aerial view



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